Direction (b XCS) DEL CAMINO JUNCTION BUSINESS PARK 3458015 02/26/2007 03:51P Weld County, CO 1 of 1 R 11.00 D 0.00 Steve Moreno Clerk & Recorde THIRD MINOR PLAT A REPLAT OF LOTS 5, 6, AND 7, BLOCK 1, DEL CAMINO JUNCTION BUSINESS PARK P.U.D., LOT 4, BLOCK 1 DEL CAMINO JUNCTION LOCATED IN THE SW1/4 OF SECTION 2, T.2N., R.68W OF THE 6TH P.M., BUSINESS PARK P.U.D. DEL CAMINO JUNCTION LLC TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. FND 1/2" REBAR AREA=6.170 ACRES N89'43'40"E 286.61' EASEMENT REC NO 2739037 AREA=79,843 S.F. OR 1.833 ACRES W/PLASTIC CAP MORE OR LESS V= 24°36′16′ R=290.00' L=\124.53' LOT 5, BLOCK 1 C=N25'03'12"W \ 123.58' $\Delta = 37.05'00"$ -20' UTILITY EASEMENT R=290.00' N89*43'40"E 366.50' L=187.70' 83.03' C=N18'48'50"W $\Delta = 12'28'44''$ 26.15' N85'46'57"E 182.35' N85'46'57"E 182.35' N85'46'57"E ASEMENT REC NO 2739037 184.44 -ORIGINAL LOT LINE VACATED BY THIS PLAT S85'46'57"W 196.61 - 20' UTILITY EASEMENT SCALE: 1" = 50'(BY THIS PLAT) AREA=113,404 S.F. 2.603 ACRES MORE OR LESS _Na0.00.00.E N00'00'00"E 20' UTILITY EASEMENT 1) BASIS OF BEARINGS IS THE EAST LINE OF DEL CAMINO JUNCTION BUSINESS PARK P.U.D. (BY THIS PLAT) MONUMENTED AS FOLLOWS: NO. 4 REBARS WITH PLASTIC CAPS STAMPED LS 17662 FOUND AT THE NORTHEAST CORNER OF LOT 5 AND THE SOUTHEAST CORNER OF LOT 10, AND IS \$90°00'00"W 49.15' ASSUMED TO BEAR S 01'22'47" W, ACCORDING TO THE RECORDED PLAT. 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON S89'43'40"W ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH <u>`\ 28.15'`\ 68.72'</u> DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT BE COMMENCED MORE 10' UTILITY & DRAINAGE EASEMENT REC NO 2739037 THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S CERTIFICATE SHOWN HEREON. 10' UTILITY & DRAINAGE EASEMENT REC NO 2739037 8.78' N89°43'40"E 2 78.72' 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALLIANCE CONSULTED. DÉTERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION HEREON. OR THE S45'00'00"E S89'43'40"W 350.45' COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR EASEN OF 14.08' 10' UTILITY EASEMENT S0016'20"E \N0016'20"W (BY THIS PLAT) N89'43'40"E\ 20.00' ORIGINAL LOT LINE 4) FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NO. 812-H0113879-042-JAN, VACATED BY THIS PLAT DATED APRIL 21, 2006 AT 8:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED -30' UTILITY & DRAINAGE EASEMENT REC NO 2739037 RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. 5) ALLIANCE CONSULTING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS. LOT 7, BLOCK 1 $\Delta = 15.48'29$ OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. R = 350.00'AREA=75,529 S.F. L≠96.57' 6) THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE C, AN AREA OF MINIMAL C=N07'37'55"E 1.734 ACRES FLOODING ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER MORE OR LESS 0802660850 C, DATED SEPTEMBER 28, 1982. 7) DATE OF FIELD SURVEY 8/11/06. W/PLASTIC CAP W/PLASTIC CAP LOT 8. BLOCK 1 DEL CAMINO JUNCTION BUSINESS PARK MINOR PLAT REC NO 2837826 S.E. COR. W/PLASTIC CAP LS 17662 UNION STREET

own of Fireshor

001 X58 NO

OWNER: DEL CAMINO JUNCTION LLC P.O. BOX 2028 LONGMONT, CO 80502 c/o KEITH KANEMOTO

DEVELOPER: VALUE PLACE REAL ESTATE SERVICES, LLC 8621 E. 21ST N. SUITE 250 WICHITA, KS 67206 SHELLI SWAN PHONE: 316-630-5530

OWNERSHIP AND DEDICATION:

PHONE: 303-772-7100

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DEL CAMINO JUNCTION LLC BEING THE OWNER OF THE LAND SHOWN IN THIS MINOR PLAT AND DESCRIBED AS FOLLOWS:

LOTS 5, 6, AND 7, DEL CAMINO JUNCTION BUSINESS PARK P.U.D., RECEPTION NO. 2739037, COUNTY PUBLIC RECORDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO,

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF DEL CAMINO JUNCTION BUSINESS PARK THIRD MINOR PLAT, A REPLAT OF LOTS 5, 6, AND 7, DEL CAMINO JUNCTION BUSINESS PARK P.U.D., A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR QWEST, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

DEL CAMINO JUNCTION LLC

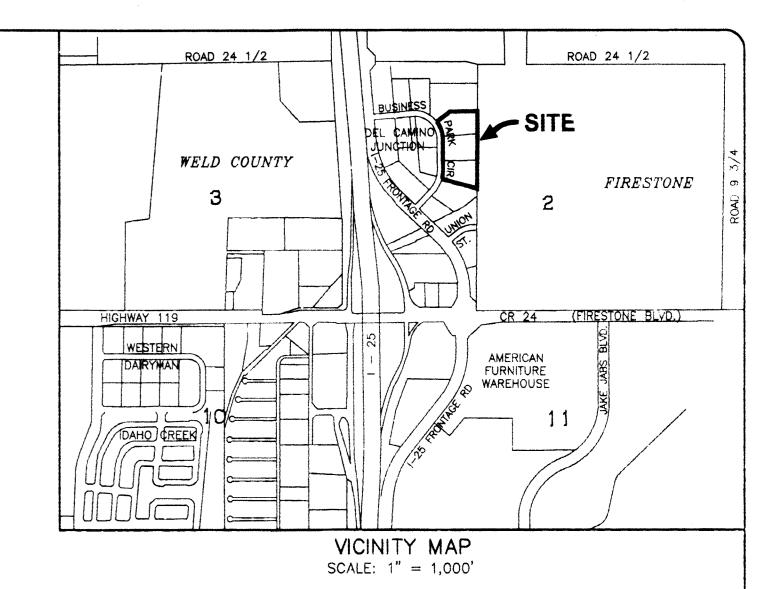
STATE OF COLORADO)) SS

COUNTY OF WELD THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE OF Feb., 2007, BY Donald Weibel

WITNESS MY HAND AND OFFICIAL SEAL.

Marci Mc Lyreen 5/31/2010 MY CUMMISSION EXPIRES

MARCI MCQUEEN Notary Public State of Colorado



TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE DEL CAMINO JUNCTION BUSINESS PARK THIRE MINOR PLAT WAS APPROVED ON THIS 26TH DAY OF OCTOBER, 2006 BY RESOLUTION NUMBER 06-48. AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED

SURVEYOR'S CERTIFICATE:

I, JAMES M. PECK, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF DEL CAMINO JUNCTION BUSINESS PARK THIRD MINOR PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR PLAT

JAMES M. PECK, P.L.S. 29425 FOR AND ON BEHALF OF ALLIANGE

MORTGAGEE'S CONSENT:

THE UNDERSIGNED HORIZON BANKS, N.A., AS A BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY, RECORDED AT RECEPTION NUMBER 3362926, COUNTY OF WELD , STATE OF COLORADO, HEREBY CONSENTS TO THE DEDICATION OF LAND TO PUBLIC STREETS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY AND OTHER PUBLIC AREAS, AS DESIGNATED ON THIS PLAT, AND HEREBY FOREVER RELEASES SAID LANDS FROM THE LIEN CREATED BY SAID INSTRUMENT.

HORIZON BANKS, N.A.

NOTARIAL:

STATE OF COLORADO COUNTY OF BOULDER

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF TENTUCK A.D., 200 BY AN AUTHORIZED AGENT OF HORIZON BANKS, N.A.

MY COMMISSION EXPIRES ON: 11212008 WITNESS MY HANDOWN OF ICIAL SEAL. (SIGNATURE) ____(SEAL) (PRINTED NAME OF NOTARY)

NOTARY PUBLIC



FIF	RESTONE INFORMATION BLOCK
Name of Submittal:	DEL CAMINO JUNCTION BUSINESS PARK
	THIRD MINOR PLAT
Type of Submittal:	
Filing Number:	1
Phase Number:	1
Sheet Title:	MINOR PLAT
Preparation Date:	8/24/06
Revision Date:	10/03/06
Revision Date:	12/07/06
Revision Date:	01/19/07
Revision Date:	
Revision Date:	
	Sheet 1 of 1

ENGINEERING SURVEYING PLANNING PROJECT MANAGEMENT CONSTRUCTION MANAGEMENT 625 MAIN STREET, LONGMONT, CO 80501 PHONE 303-485-8700 FAX 303-532-2018

SCALE: 1" = 50'JOB NO. 206-067 DATE: AUG. 24, 2006